121.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,370,800 / 1,370,800
					USE VALUE:	1,370,800 / 1,370,800
					ASSESSED:	1,370,800 / 1,370,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	WELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JASON TERRACE LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 288
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON HENRY E/ETAL -
Owner 2:	DAVIDSON HENRY E JR -
Street 1:	30 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1910, having primarily Wood Shingle Exterior and 7632 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 24 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7200.000	925,600		445,200	1,370,800
Total Card	0.165	925,600		445,200	1,370,800
Total Parcel	0.165	925,600		445,200	1,370,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 179.61 | /Parcel: 179.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 78249
GIS Ref:
GIS Ref:
Insp Date: 04/07/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	871,300	0	7,200.	445,200	1,316,500	1,316,500	Year End Roll	12/18/2019
2019	111	FV	842,500	0	7,200.	451,600	1,294,100	1,294,100	Year End Roll	1/3/2019
2018	111	FV	842,500	0	7,200.	337,100	1,179,600	1,179,600	Year End Roll	12/20/2017
2017	111	FV	782,800	0	7,200.	305,300	1,088,100	1,088,100	Year End Roll	1/3/2017
2016	111	FV	782,800	0	7,200.	292,600	1,075,400	1,075,400	Year End	1/4/2016
2015	111	FV	693,300	0	7,200.	248,000	941,300	941,300	Year End Roll	12/11/2014
2014	111	FV	693,300	0	7,200.	235,300	928,600	928,600	Year End Roll	12/16/2013
2013	111	FV	693,300	0	7,200.	223,900	917,200	917,200		12/13/2012

!9384!

PRINT

Date	Time
12/10/20	23:52:11

LAST REV

Date	Time
10/09/19	17:00:03
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9384

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON HENRY	44614-113		2/9/2005	Family	99	No	No		
DAVIDSON HENRY	24927-92		10/17/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	78249
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2011	682	Re-Roof	19,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2019	I & E Return	JO	Jenny O
3/10/2017	I & E Return	EMK	Ellen K
5/2/2016	I & E Return	MM	Mary M
4/7/2009	Measured	345	PATRIOT
5/12/2000	Measured	263	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7200		Sq. Ft.	Site		0	70.	0.88	5									445,198						445,200	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 445,198 | Spl Credit | Total: 445,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.78757858
Const Adj.:	0.98990101
Adj $ / SQ:	109.147
Other Features:	201500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1137080
Depreciation:	211497
Depreciated Total:	925583

COMMENTS

BK; 9557 PG; 85.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	24	BRs:	9	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	6	2	
1	6	3	
Totals			
4	24	9	

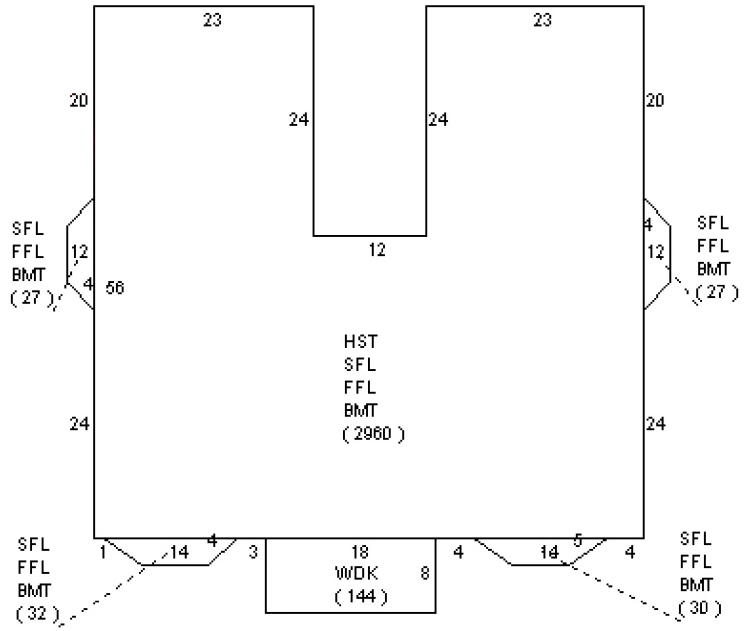
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	109.15
Special Features:	0	Val/Su Net:	85.29
Final Total:	925600	Val/Su SzAd	121.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,076	32.740	100,721
FFL	First Floor	3,076	109.150	335,738
SFL	Second Floor	3,076	109.150	335,738
HST	Half Story	1,480	109.150	161,538
WDK	Deck	144	12.810	1,845

Net Sketched Area:	10,852			Total:	935,580
Size Ad	7632	Gross Are	12332	FinArea	7632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	